

- ☐ Rezoning ☐ Other
- ☒ Use Permit
- ☐ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # \_\_\_\_\_ / 240 -PA- 02  
 Project Name Water Quality Improvements - Southern Neighborhoods  
 Location 8650 E. Thomas Rd. Scottsdale, AZ 85251  
 Applicant City of Scottsdale

**SITE DETAILS**

Proposed/Existing Zoning: I-1 Parking Required: 23 spaces  
 Use: Municipal Parking Provided: 8 spaces  
 Parcel Size: 1.3 acres # Of Buildings: 1  
☒ Gross Floor Area ☐ Total Units: 11,324 square feet Height: 20 feet. 0 inches  
☒ Floor Area Ratio ☐ Density: 0.200:1 Setbacks: N- 53 feet S- 73 feet  
E- 78 feet W- 62 feet

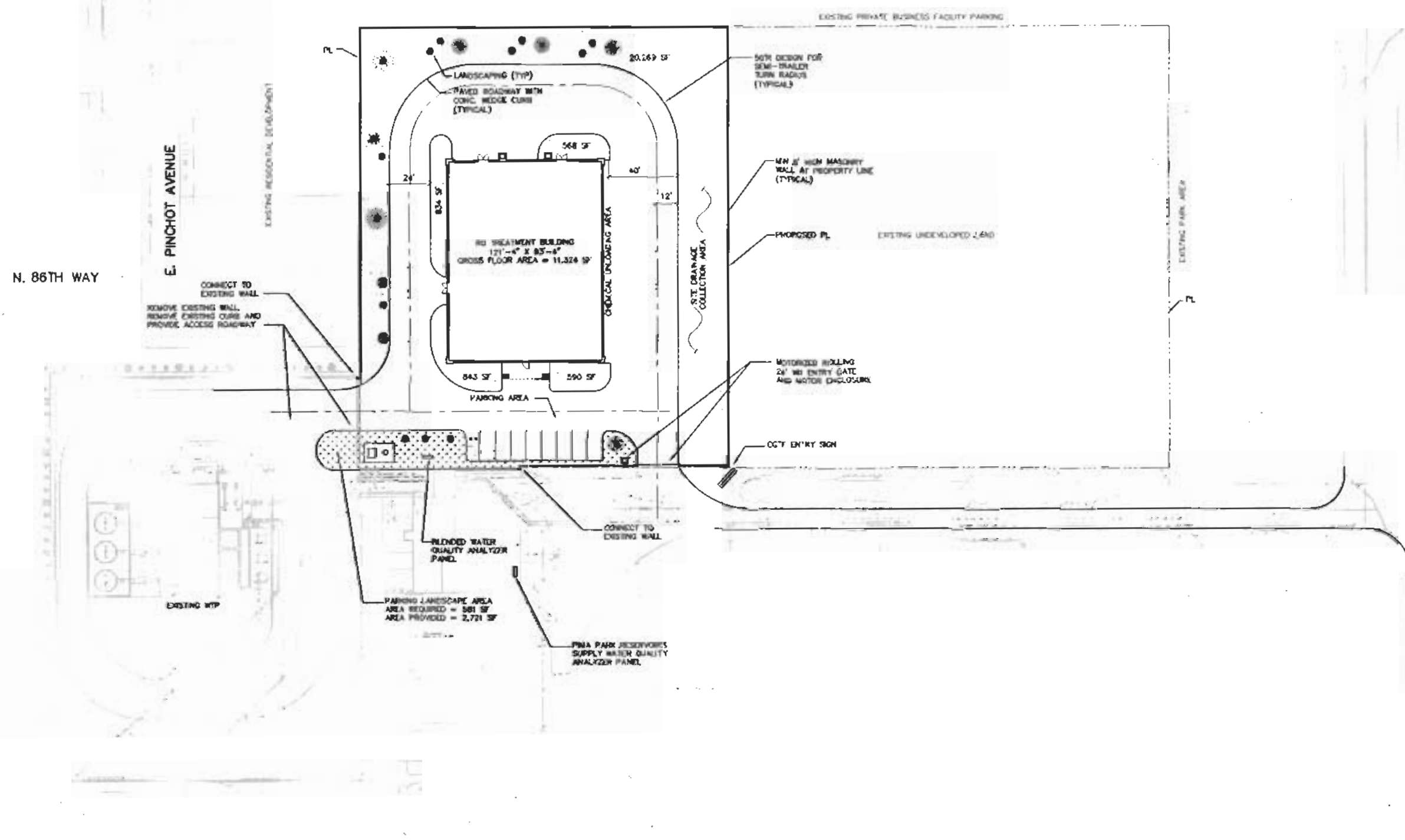
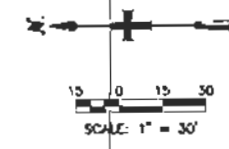
**In the following space, please describe the project or the request**

The City of Scottsdale's Water Department continually strives for the highest quality service to its citizens. Recent advances in technology have made it very efficient, effective, and valuable to improve water treatment facilities, and the City is constantly updating and upgrading facilities to ensure the finest in water quality for its citizens.

The Water Quality Improvements-Southern Neighborhoods project will implement treatment processes to improve water quality in the southern neighborhoods that receive their potable water supply from the Central Groundwater Treatment Facility. Treatment processes that will be designed and constructed during this project include reverse osmosis (RO) treatment for a portion of the flow treated at the facility. Construction will include the following:

- One 11,324 square foot gross floor area building housing all RO treatment equipment and office space for on-site staff;
- On the new parcel: An 8-foot tall masonry wall around the site perimeter; a drive around the new building for chemical and consumables deliveries, facility operation and maintenance, and emergency services access; addition of parking spaces for on-site staff and visitors; a motorized vehicle entry gate; a concrete underground structure to blend water from the Central Groundwater Treatment Facility (CGTF) and the new RO facility prior to its discharge to the Pima Park Reservoirs; buried piping between the CGTF, the new RO building, and the Reservoirs; and equipment panels for water quality monitoring instruments.
- On the existing City of Scottsdale property: Tie-in of existing site perimeter walls to the new perimeter wall for the new parcel; painting of the existing building and site perimeter wall to match the exterior finish of the new building and site perimeter wall.

**25-UP-2003**  
9/24/2003



NOTE:  
 REQUIRED NUMBER OF SPACES CALCULATED FOR INDUSTRIAL  
 (S-1) TONING SPACES PROVIDED ARE BASED ON MAXIMUM  
 NUMBER OF STAFF ON DUTY = 4.

ABBREVIATIONS:  
 AP - ACCESSIBLE PARKING  
 PL - PROPERTY LINE  
 SF - SQUARE FEET

AREA LANDSCAPE LEGEND



OPD SPACE REQUIRED = 7,475 SF  
 OPD SPACE PROVIDED = 23,104 SF

**MALCOLM  
PIRNIE**

REV	BY	DATE	DESCRIPTION
01	SA		
02	DMV		
03	CPM		

CITY OF SCOTTSDALE, ARIZONA  
 WATER QUALITY IMPROVEMENTS—SOUTHERN NEIGHBORHOODS

EXHIBIT II-1  
 SITE PLAN  
 SCALE: 1"=30'

DATE: APRIL 2003  
 MALCOLM PIRNIE, INC.

**25-UP-2003**  
 9/24/2003